

45/4 Learmonth Avenue

COMELY BANK, EDINBURGH, EH4 1BT



This generous three-bedroom top-floor flat enjoys a prime position in a sought-after residential area



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THE LIVING ROOM

McEwan Fraser is delighted to present this generous three-bedroom top-floor flat to the market. The property enjoys a prime position in a sought-after residential area that boasts an amazing range of local amenities and good schools. Internally, the property is presented in excellent condition and benefits from gas central heating, double glazing, a secure entry system, and a magnificent communal garden. The neutral finish throughout makes this property an amazing option for buyers looking for a real blank canvas. Internal viewing is highly recommended.



Accommodation is focused on a bright living room which has laminate flooring, a feature fireplace, and integrated storage.

THE KITCHEN



The kitchen and third bedroom are accessed from the living room. The kitchen makes superb use of the available space and includes a good range of base and wall-mounted units that are arranged around a mixture of integrated and freestanding appliances.



THE HALLWAY



BEDROOM 1

Bedroom one is a large bay-fronted room with a fireplace, integrated storage, and a huge amount of floor space for a full range of bedroom furniture.



BEDROOM 2



Bedroom two is also a generous double with space for a large bed and a full suite of supporting furniture.



BEDROOM 3

The third bedroom is a decent double bedroom that would be equally well utilised as a nursery, home office, or dining room.



THE BATHROOM

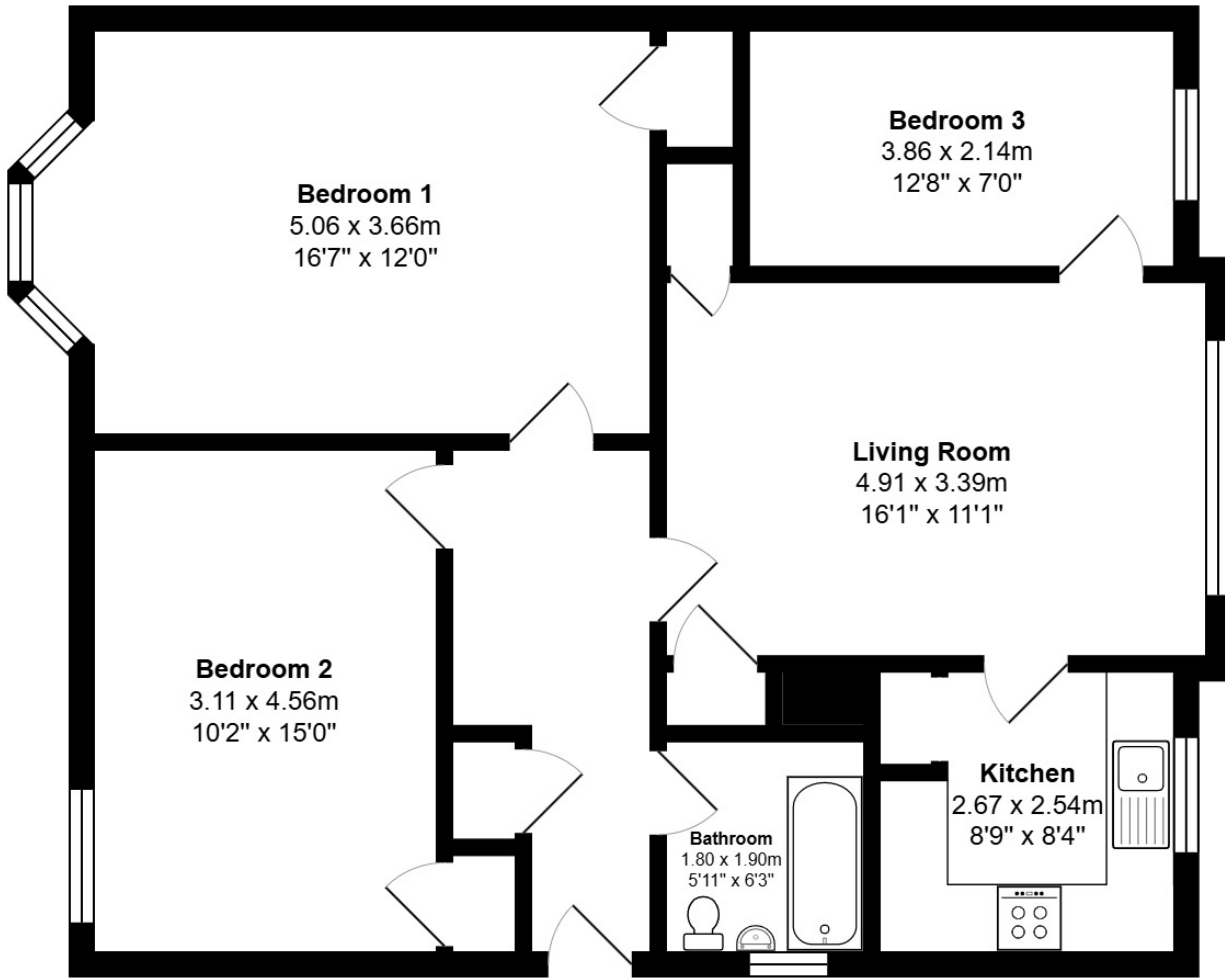
Internal accommodation is completed by the bathroom which has natural light, partial tiling, and a three-piece white suite with a shower over the bath.



EXTERNALS

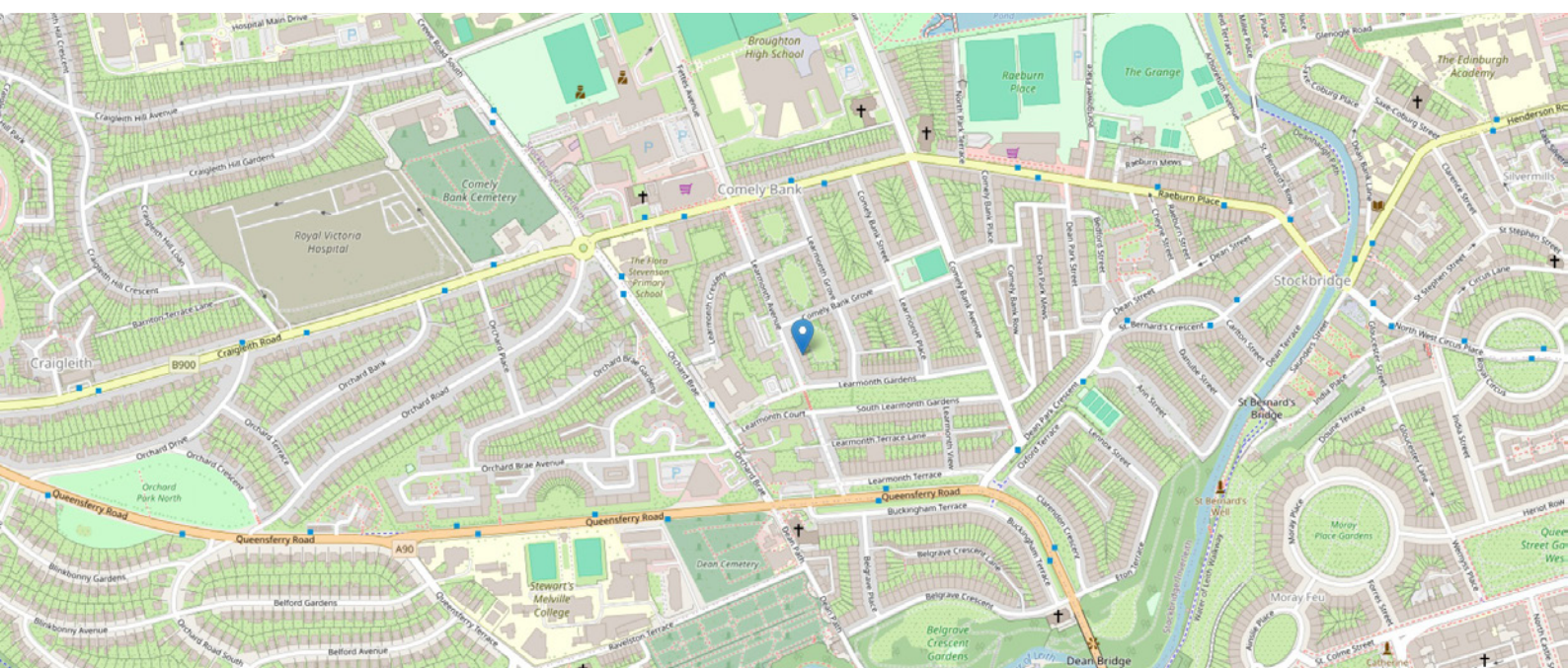


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 84m² | EPC Rating: D



THE LOCATION

A pleasant stroll from the city centre, Comely Bank is conveniently nestled between vibrant Stockbridge and the residential area of Craigleith. There is a fantastic choice of local amenities on its doorstep including, boutiques, galleries, independent shops, butchers, fishmongers and well-renowned cheesemongers. The weekly Sunday Stockbridge market is popular with many in the city, as are the local bars and eateries. The stunning Royal Botanic Garden and Inverleith Park are a pleasant walk away as is the picturesque Water of Leith. Other recreational pursuits include Glenogle Swim Centre, and the historic Grange Sports Club offering tennis, cricket, squash and hockey.





Everyday shopping needs are well-catered for by a large Waitrose in Comely Bank along with Craighleith Retail Park which offers more extensive shopping and a wide variety of retail stores including a large Sainsbury's supermarket and Marks and Spencer.

Edinburgh city centre is within reasonable walking distance and the area is well-served by regular bus services to the city centre, Waverley & Haymarket Train Stations, Edinburgh Bus Station, and the tram link to Edinburgh International Airport.



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